

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – May 8, 2017, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Kate Denton, Curtis Blackmon, George Harkins, Henry Walker, and Gary Whitlock

Members Absent: Beth Smith

Staff in Attendance: Michael Conley and Rhonda Darity

**Call to Order**

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

**Approval of Minutes**

Kate Denton made a motion that the minutes of the April 10, 2017 regular meeting be approved. The motion was seconded by George Harkins, and all voted in favor.

**Major Subdivision Sketch Plan Review of Dovefield Subdivision – 2009A Heath Pond Road**

In giving his staff report, Michael Conley informed the Commission that the proposed subdivision will consist of 69 lots. The low-density residential development is in compliance with the Future Land Use Map. The Traffic Impact Study suggested that the Heath Pond Road approach to White Pond Road be widened in order to provide a separate left and right turn lane. Staff supports this recommendation and request it be a condition of approval of the site plan. It is the understanding of staff that adequate street lighting will be provided in accordance with the ZLDR. The proposed subdivision meets the minimum open space requirements. Staff recommends approval of the sketch plan, under the following considerations: Traffic Mitigation measures be installed prior to any performance guarantee being returned to the developer, approval of engineering plans by the Kershaw County Engineer, curb cut permits for ingress/egress onto Heath Pond Road must be approved by SCDOT regional office prior to preliminary plan approval. Additional approvals by staff, must meet Kershaw County's Zoning and Land Development Regulations. After a brief discussion, Henry Walker made a motion to approve the sketch plan, contingent that it meets all staff recommendations. George Harkins seconded the motion, and all voted in favor.

**Major Group Development Plan Review of Spec Building in Heritage Pointe Industrial Park – 642 Highway 601 South**

Henry Walker recused himself. Mr. Conley informed the Commission that in 2016 Kershaw County Council approved a bond to build speculative (spec) buildings in the county owned industrial parks throughout the county. This property is a part of the larger Heritage Pointe Industrial Park. The county is proposing to construct a 50,000 square foot spec building on this parcel. There is no particular client in mind for this building. The building itself will have very little features. Utilities will be run to the structure. Minimal parking will be supplied and a gravel fire lane surrounding the building will allow emergency access to the entire structure, if need be. Minimal landscape will be installed upon completion. Staff recommends that the site plan for the spec building be approved subject to the tenant, once known, be required to present to the planning staff for approval, the site plan, landscape plan, parking plan, traffic management plan, and sign plans prior to occupying the structure. Additionally, new engineering, building and fire plans will need to be approved. After a brief discussion, Curtis Blackmon made a motion to approve the plan review of the spec building, contingent upon meeting staff recommendations. Kate Denton seconded the motion, and all voted in favor.

**Adjournment**

At 5:47 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Whitlock. Seconded by George Harkins, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary